



*Ocala East Villas, Incorpo.*  
RULES & REGULATIONS  
AS AMENDED FEBRUARY 2021

#### 1. FEES

The Corporation reserves the right to charge each lot owner a monthly Utility Fee. In addition, it may be necessary to assess additional fines/penalties to any lot owner for non-compliance of the Protective Covenants as legally set forth by the Corporation, or of these Rules and Regulations. The Corporation may suspend use of recreational facilities for non-payment of fees and/or fines. The Schedule of Fees and Fines is posted in the Corporation office.

#### 2. WATERING RESTRICTIONS

Lawn watering is to be in accordance with St. John's River Water Management District watering restrictions. Current watering restrictions are posted in the Corporation office.

#### 3. RV LOT

Space in the RV Lot is available to residents on a first-come, first served basis. The current registration/tag number of the vehicle to be stored in the assigned space is to be on file in the office of the Corporation. There is a charge for key(s) issued, as posted in the Schedule of Fees and Fines posted in the Corporation office. Signing for and accepting an RV Lot key will signify the homeowner's agreement to abide by the rules established by the Association for use of the RV Lot.

#### 4. SWIMMING POOL

A) Access keycards are issued to qualified residents with a limit of one keycard per household. There is a charge for keycards issued, as posted in the Schedule of Fees and Fines posted in the Corporation office. Signing for and accepting a keycard will signify the resident's agreement to abide by the rules established by the Association for use of the pool and common areas. Violation of these rules is grounds for the deactivation of the offending resident's keycard.

B) Pool is for use by OEV residents and their accompanied guests only. Limit of 5 guests per household.

C) Opening the entrance gate from the inside to allow access to others is prohibited.

D) Blocking-open of the entrance gate, the pool access gate, or the restroom access door is prohibited.

E) Children under the age of 18 are not permitted to use the pool, the pool wet deck, or the fenced recreation area without adult supervision.

F) Animals are not permitted in the pool, the pool wet deck, or within the fenced outer recreation area which surrounds the pool wet deck.

G) Smoking is not permitted in the pool, the pool wet deck, or within 20' of the main gate entrance, the pool wet deck entrance gate, the restroom access door, or the restrooms.

H) No food or beverages are allowed in the pool or within the pool wet deck.

I) No glass is permitted in the pool, the pool wet deck, or within the fenced outer recreation area which surrounds the pool wet deck.

J) No flotation devices are permitted, with the exception of child water wings, "noodles" and Coast Guard approved life vests.

K) Shoulder-length hair is to be secured in a ponytail.

L) Small children must wear swim-type diapers as necessary.

M) Loud music and/or boisterous behavior will not be tolerated. Be courteous to your friends and neighbors.

N) In accordance with Florida Building Code 454 the following rules must be observed:

1) Shower before entering the pool

2) Swim at your own risk; no lifeguard on duty.

3) No diving

4) 32 persons load capacity

## 5. CLUBHOUSE/COMMON GROUND

A) The Clubhouse is available for use by qualified residents for private parties and functions, in accordance with the established contract, and with advance scheduling and payment of fee as posted in the Schedule of Fees and Fines posted in the office of the Corporation. The pool and recreation area are not included in this contract and may not be leased or reserved in any way.

B) Smoking is not permitted in the Clubhouse, or within 20 feet of any Clubhouse entrance.

C) Pets must be kept under close control at all times, either on a short leash, in a carrier, or carried. Pets are not allowed in the Clubhouse whenever food is being prepared or served. Clean up after your pets.

## 6. COMMUNITY FACILITIES

A) Our pool and surrounding areas are to be considered "Carry-in, Carry-out Facilities". Do not leave your trash on the premises. Take it back home with you or dispose of closed bags in the orange-lid containers.

B) Unauthorized/unscheduled use of the pool, clubhouse and/or common ground is strictly prohibited, and any such actions will be considered trespass and subject to punitive fine and possible civil and/or criminal action against the violators.

## 7. CONTRACTED SERVICES

Any contractor hired to do work for the Association must show proof of insurance.

## 8. WATER/SEWER SYSTEM

Ocala East Villas, Incorporated owns the water/sewer treatment system in the Community.

A) The freshwater system is comprised of a main 6" waterline that carries water throughout the Community and connects to each residence. OEV is responsible for repairs in the main line up to but not including the valve controlling the waterflow to the individual residence. The homeowner is responsible for maintenance and repair of the valve and waterline to the residence.

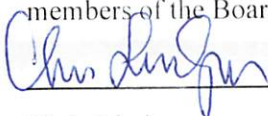
B) The wastewater system is comprised of the main sewer lines which connect to each residence. OEV is responsible for repairs up to and including the "Y" connection in the wastewater system. The homeowner is responsible for repair and maintenance from the residence to the "Y" connection in the property easement.

C) Homeowners will be invoiced for necessary repairs made and billed through OEV, which will be payable as an assessment to the property.

## 9. ELECTRIC SYSTEM

Electricity is supplied to residences in the Community by Ocala Electric Utilities. Ocala East Villas, Incorporated, has no responsibility for repair or maintenance of any elements of the system which supplies electricity to private homes in OEV.

I, Chris Lindgren, as President and Executive Officer of the Association of Ocala East Villas, Incorporated, hereby certify that this document was duly adopted by an affirmative vote in excess of the required majority of qualified members of the Board of Directors of Ocala East Villas, Incorporated.



Chris Lindgren

STATE OF FLORIDA COUNTY OF  
MARION

The foregoing instrument was acknowledged before me this 19 day of January 2024 by Chris Lindgren, President and Executive Officer of Ocala East Villas, Incorporated, who is personally known to me.



Notary Public

